

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Rancho Guejito Rockwood Village Agricultural Grading Plan PDS2015-LDGRMJ-30016

August 6, 2015

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

Biological resources within the proposed project site were mapped by HELIX Environmental Planning in 2013 and 2014 (see MSCP Exhibit). Project-specific mitigation includes pre-construction surveys for coastal California gnatcatcher and monitoring by a County-approved biological monitor during the water line installation to ensure that sensitive species are not impacted. The proposed northern and southern planting areas are considered exempt from providing compensatory biological mitigation as they are located outside of MSCP Pre-approved Mitigation Areas (PAMA), would be established with agricultural uses within one year and will be retained in agriculture for at least ten years, and are not located within a floodplain (Section 86.503(a)(10) of the County's Biological Mitigation Ordinance). Therefore, the project complies with the MSCP and BMO.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

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Discussion:

The project is exempt from the requirements of the San Diego County Groundwater Ordinance Section 67.711.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The [Steep Slope](#) section (Section 86.604(e))?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

Not Applicable: --- The Resource Protection Ordinance is not applicable to this project.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
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NO
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NOT APPLICABLE
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Discussion:

Land Development Project Manager would assume responsibility for assuring that prior to the issuance of a grading plan, the project shall demonstrate SUSMP Ordinance Compliance.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

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NO

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NOT APPLICABLE

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Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.